# WARRANTY DEED

(SEAL)

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 11-5-29

Karen Johnson Davidson County
Batch# 1473907 DEEDWARR
09/15/2026 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $4,366.00
20260915-0085783

File #26-TL-3008-CP

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sidney Brendel and Madelaine Brendel** | NEW OWNER | |
| (NAME) | (NAME) | **117 02 0 074.00** |
| **3008 New Natchez Trace** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**MICHAEL DAVID REGAN, JR. AND ABIGAIL LIPSHIE REGAN, HUSBAND AND WIFE,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**SIDNEY BRENDEL AND MADELAINE BRENDEL, HUSBAND AND WIFE,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 16, Block 6, STOKES TRACT, as shown on plat of record in Plat Book 974, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael David Regan Jr. and Abigail Lipshie Regan, Husband and Wife, by Warranty Deed from Joseph W. Haid and Shayne M. Haid, husband and wife, as joint tenants with right of survivorship and not as tenants in common, of record in Instrument No. 20140818-0074652, in the Register's Office of Davidson County, Tennessee, dated August 15, 2014, and recorded on August 18, 2014.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A DEVELOPMENT OF STOKES TRACT, as recorded in Plat Book 974, Page(s) 24.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3008 New Natchez Trace, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14th day of September, 2026.

Michael David Regan, Jr.

Abigail Lipshie Regan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2026, before me personally appeared Michael David Regan, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of September, 2026.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 14th day of September, 2026, before me personally appeared Abigail Lipshie Regan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of September, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

**Tennessee Certification of Electronic Document**

I, Hillary Monroe Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on 9-14, 2026 (date of document).

Signature

Date: September 15th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 15th day of September, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON